

**Planning Consultation Request**  
**Town and Country Planning Act 1990**  
**APPLICATION FOR PERMISSION TO DEVELOP LAND**

**Arboricultural Impact Assessment submitted as requested**

Observations By:	KC, Trees
Application No.	2023/91173
Proposed Development:	Conversion and adaption of an existing Listed barn to form a new dwelling with associated car parking and external works [Listed Building].
Location:	749, New Hey Road, Outlane, Huddersfield, HD3 3YL
OS Map Reference	SE 408731.8648 417952.7827
Applicant/Agent:	Fibre Architects Ltd
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk) by **15-Nov-2023**.

If you would like to contact the Case Officer: Katie Chew for any reason then please do so on: Tel. 01484 221000 Ext. 70142.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:  
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91173>

\*If the plans are not available online after 5 working days of the date of this letter then please e-mail: [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **15-Nov-2023** then the application may be decided without the benefit of your views.

Dated: 25-Oct-2023

Mathias Franklin  
Head of Planning and Development

**Consultation Response from KC,  
Trees**

**2023/91173 749, New Hey Road, Outlane, Huddersfield, HD3 3YL**

**Conversion and adaption of an existing Listed barn to form a new dwelling with associated car parking and external works [Listed Building].**

**Date Responded: 28/11/2023**

**Responding Officer: D. Atkinson**

**Responding Ref:**

Thank you for the consultation and I apologise for the late reply.

As mentioned in previous comments the proposed development site is constrained by existing established trees on neighbouring land that merit protection if they appear to be under threat as a result of the development.

The Arboricultural Impact Assessment (AIA) Report Reference: AIA-1749-1 is considered to have made a fair assessment of the trees and the demolition of what is on site and the proposed construction of the development relating to the trees.

There is concern that the AIA hasn't considered some potential issues with appropriate weight. A realistic assessment of the probable impact of any proposed development on the trees and vice versa should take into account the characteristics and condition of the trees, with due allowance and space for their future growth and maintenance requirements (e.g. accessing and clearing the gutters and cleaning the skylight).

Trees are concerned that the position and orientation to the group of trees along the boundary of the site will be or at least considered to be oppressive to converted barn and new dwellings proposed once occupied.

Leading to pressure from residents to prune, remove and/or thin the woodland/group out in order to address nuisances.

These could be things like shading, seasonal debris and apprehension about size, proximity, and potential failure which with the current use of the buildings appearing to be non-residential is less of concern/pressure perhaps.

Trees recognise that any such works could require consent from the Council if it considered expedient to protect the trees with a new TPO to protect the trees as part of a planning permission being granted.

But when exercising that control in the future, the Council would have to take into account the existing situation including the presence of the proposed dwelling.

However, trees accept a potential benefit of the proposed is bringing into use/help a listed building/its setting subject to amendments and further details. It is a planning balance decision.

Overall, from a trees perspective due to the proposed and mainly the change of use being likely to create pressure to prune/remove the trees adjacent. Due to nuisances perceived or otherwise about shading, seasonal debris, nuisance and apprehension. There is an object to the proposal from a trees perspective. Because the proposed appears to be conflicting with adopted Kirklees Council Local Plan Policy LP33.